

NEWFIELDS PLANNING BOARD MINUTES  
JULY 21, 2005

Attendance: Mike Price, Bill Meserve, Betsy Coes and Town Planner Reuben Hull.

Chairman Mike Price called the meeting to order at 7:00 pm.

**Preliminary Discussions**

Donna Ward addressed the Board in regards to purchasing the house and barn located at 75 Piscassic Road and operating a Doggy Day Care on the property. She would like to have a fenced in area for the dogs to play in during the day. She would like to use the barn as an indoor play area and for kenneling the dogs.

Reuben informed the Board that a customary home occupation is allowed in the residential agricultural zone. Kennels of not more than eight dogs and horses are allowed in that zone. Donna said that she would have 10-15 dogs per day during the hours of 7am- 6pm. She is also interested in offering training classes in the evenings in the barn.

Betsy was concerned with barking. Reuben noted that we do have a noise ordinance with daytime and nighttime levels of allowed noise. Bill was concerned with traffic and parking at the location.

Reuben stated that it is at the discretion of the Board whether or not to require a site plan because this type of business does not fit into any of the categories that we have. He said Donna is here looking for guidance from the Board. Mike Price would like to see a map or plan showing the property boundaries, house and barn location, fenced in area and parking.

Betsy felt the applicant should go before the ZBA because the lot is non-conforming.

**SML,LLC/Coed Sportswear-Site Plan Review**

Reuben informed the Board that he has reviewed the site plan and it is ready for acceptance and public hearing. The applicant wishes to expand the Coed Sportswear parking lot on Map 102 Lot 56.1. They received a variance from the ZBA in June 2005 to allow for the expansion of use on a non-conforming lot.

A motion was made by Bill and seconded by Mike Price to accept the application. The motion carried. Yes-3, No-0

The engineer that prepared the original plat has not made the changes to the site plan to date but he will be contacted to finalize the plans.

Owner Mark Lane said that he intends on having a lighted walkway from the parking lot to the building for safety. The proposed expansion is for 18 additional head-in parking spaces. He does not intend on changing the existing catch basin. He stated that the

drains will not be replaced but the new pavement will allow water flow to the drains as opposed to around it as currently exists.

The applicant has requested two waivers. One waiver is for topography and the other is for drainage. Both waivers are being requested because they were done on the previous subdivision plan in 2003 and there are no changes with this site plan. A motion was made by Bill and seconded by Mike Price to grant the waiver to not require a topography report. The motion carried. Yes-3, No-0.

A motion was made by Bill and seconded by Mike Price to grant the waiver to not require a storm water drainage study on the condition that the new pavement will divert the water flow to the existing catch basin. The motion carried. Yes-3, No-0.

When the site plan is finalized it will reference the ZBA case #05-6-9-1. The lighting and walkway will also be shown on the plan. The applicant may need to add a handicapped parking space. Reuben will prepare a memo to the applicant of the modifications that need to be made to the plan. The hearing will be continued until next month.

#### **Pride Development-Gas Station/Convenience Store**

There was no one present from Pride Development. A motion was made by Bill and seconded by Betsy to allow for the continuance of the hearing until next month. The motion carried. Yes-3, No-0.

#### **Case Subdivision**

The application has not been accepted and the hearing has been tabled until Mr. Case's lawsuit has been settled.

#### **Evergreen Estates-Construction Trailer**

The Board discussed the construction trailer that is being used as a sales trailer. The owner needs to be informed that if they do not intend on using it as a construction trailer it should be removed. The temporary 6-month permit dated 4/12/2005 clearly indicates the trailer is for construction purposes and not for sales. Reuben will send a letter to Aaron Brown.

Bill mentioned that hauling gravel out of the subdivision should have been completed by July 1, 2005 and he is still seeing trucks hauling material. The developer needs to be reminded that there will be no hauling of processed gravel offsite. Reuben will contact the developer.

Reuben discussed the cul-de-sac maintenance in Evergreen Estates. The cul-de-sac in the subdivision will eventually be owned by the Town and was approved with a drainage swale. The Selectmen have recently had discussions about the upkeep of existing cul-de-sacs in Town and decided to include their maintenance in the yearly roadside mowing. Reuben will contact Aaron Brown to see if they are amenable to maintaining the island otherwise the cul-de-sac will be mowed once a year when the roadside mowing is done.

Reuben is drafting changes to the regulations to include cul-de-sac maintenance so that in the future the perpetual care of cul-de-sacs will be done by a homeowners association or one individual lot owner.

#### **Post Office Site**

Reuben inspected the post office site and the landscaping is complete. The buffer along the veterinary consists of 35 small arborvitae trees. Reuben contacted the nursery that planted the trees and was informed that they would grow approximately one foot per year over the next three years.

#### **Great Bay Campground Store**

Mike Todd was not present. The Board will get an update next month on the lighting and as-built design.

#### **Tower Ventures**

We are still waiting to receive the corrected mylar for recording. Reuben will take a look at the site plan to see if there are any outstanding conditions that need to be taken care of.

#### **Lighting and Architectural Design**

This is the second public hearing on lighting and architectural design. Currently there is no lighting or architectural design section in the regulations. A motion was made by Bill and seconded by Mike Price to amend the Site Plan and Subdivision Regulations to include lighting and architectural design. The motion carried. Yes-3, No-0.

#### **Temporary Trailer Installations**

This is the second hearing on temporary trailers. The regulation includes posting a bond for the removal of the trailer. We currently have no regulations on the use of manufactured homes for temporary housing or office facilities. A motion was made by Bill and seconded by Mike Price to amend the Subdivision and Site Plan Regulations to include temporary trailer installations. The motion carried. Yes-3, No-0.

#### **Maintenance of Cul-de-sac Islands**

This is the first hearing on the regulation for the maintenance of cul-de-sac islands. The draft of the ordinance requires that cul-de-sac center islands be landscaped. The maintenance of the landscape shall be assigned to a homeowner's association or an individual lot owner and noted in the restrictive covenants and deeds. Discussion will be continued until next month's meeting.

Reuben talked about the landscaped cul-de-sac on Hemlock Court which was once maintained by three homeowners in the subdivision and is now taken care of by one person. A request was made to the Selectmen for the Town to take over the regular maintenance of the cul-de-sac island but they voted against it.

**Zoning**

This is the first public hearing on the rezoning and second hearing on the access management regulations. Reuben explained the difference between an ordinance and a regulation. Ordinances need to go before the Town for a vote to be adopted and requests for variances need to go before the Zoning Board of Adjustment. Regulations are adopted at Planning Board meetings and variances are requested with waivers.

**Access Management**

Reuben reviewed the model access management regulations that were prepared by the Regional Planning Commission. These regulations will establish minimum standards necessary to properly manage access on State and Town roads within Newfields.

**Comprehensive Rezoning**

This is the first public hearing on rezoning the commercial and industrial districts in Town. Draft copies of the Village Center Overlay District and East Gateway-Route 108 Mixed Use Corridor District were distributed for the Board to review. Discussion will be continued next month after the members have had time to read the drafts.

Since this has been noticed as a zoning ordinance it will be retro-active. Any new applications that come in will be affected by the proposed changes.

The meeting adjourned at 9:30 pm. The next meeting will be Thursday August 18, 2005 at 7:00 pm at the Newfields Town Hall.

Respectfully submitted,

Sue McKinnon